

043.0

0006

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,073,300 / 1,073,300

ASSESSED:

1,073,300 / 1,073,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
111 -113		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DESTEFANIS PAUL V	
Owner 2: DESTEFANIS KARIN J	
Owner 3:	

Street 1: 111 PALMER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FORSYTHE GERTRUDE M -	
Owner 2: -	

Street 1: 111 PALMER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474-3309	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 3094 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
100	
Z	R2
TWO FAMIL	
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	
Gas:	

BUILDING PERMITS	
Date	Number

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4758.000	623,100		450,200	1,073,300	

Total Card	0.109	623,100		450,200	1,073,300	Entered Lot Size
Total Parcel	0.109	623,100		450,200	1,073,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	346.93	/Parcel:	346.93	Land Unit Type:
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Parcel ID	043.0-0006-0012.0	PREVIOUS ASSESSMENT
Tax Yr	Use	Cat
2022	104	FV
		623,100
		0
		4,758.
		450,200
		1,073,300
		Year end
		12/23/2021
2021	104	FV
		595,000
		0
		4,758.
		450,200
		1,045,200
		Year End Roll
		12/10/2020
2020	104	FV
		594,800
		0
		4,758.
		450,200
		1,045,000
		Year End Roll
		12/18/2019
2019	104	FV
		435,800
		0
		4,758.
		478,300
		914,100
		914,100
2018	104	FV
		413,800
		0
		4,758.
		348,900
		762,700
		762,700
2017	104	FV
		388,500
		0
		4,758.
		303,900
		692,400
		692,400
2016	104	FV
		388,500
		0
		4,758.
		258,900
		647,400
		647,400
2015	104	FV
		346,700
		0
		4,758.
		253,200
		599,900
		599,900
		Year End Roll
		12/11/2014

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	623,100	0	4,758.	450,200	1,073,300		Year end	12/23/2021
2021	104	FV	595,000	0	4,758.	450,200	1,045,200		Year End Roll	12/10/2020
2020	104	FV	594,800	0	4,758.	450,200	1,045,000		Year End Roll	12/18/2019
2019	104	FV	435,800	0	4,758.	478,300	914,100		914,100	Year End Roll
2018	104	FV	413,800	0	4,758.	348,900	762,700		762,700	Year End Roll
2017	104	FV	388,500	0	4,758.	303,900	692,400		692,400	Year End Roll
2016	104	FV	388,500	0	4,758.	258,900	647,400		647,400	Year End
2015	104	FV	346,700	0	4,758.	253,200	599,900		599,900	Year End Roll

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Date	043.0-0006-0012.0	Parcel ID
12/29/21	23:28:03	043.0-0006-0012.0
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			OF=BMT SINK.				7	OFFP	5	9									
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating: Very Good							OFFP	18	9	WDK 14									
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:									9	9									
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath:	Rating:																			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																			
Sec Wall:				OthrFix: 1	Rating: Average																			
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																
Color: GRAY				A Kits: 1	Rating: Average			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																
Year Blt: 1929	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdict:	Fact: .			Floor:				Totals	RMS:	11	BRs:	4	Baths:	2	HB									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL												
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	5	2	1												
Avg Ht/FL: STD				Phys Cond: GD	- Good			Additions:	1	6	2	1												
Prim Int Wal	2	- Plaster		Functional:				Kitchen:																
Sec Int Wall:		%		Economic:				Baths:																
Partition: T	- Typical			Special:				Plumbing:																
Prim Floors: 3	- Hardwood			Override:				Electric:																
Sec Floors:		%		Total: 18.6 %			Heating:																	
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	2	11	4													
Subfloor:				Basic \$ / SQ: 180.00				COMPARABLE SALES																
Bsmnt Gar:				Size Adj.: 0.98939395				Rate	Parcel ID	Typ	Date	Sale Price												
Electric: 2	- Good			Const Adj.: 1.01949608																				
Insulation: 7	- Ab avg			Adj \$ / SQ: 181.563																				
Int vs Ext: S				Other Features: 131000																				
Heat Fuel: 2	- Gas			Grade Factor: 1.00																				
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																				
# Heat Sys: 2				NBHD Mod:																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO	Central Vac: NO			Adj Total: 765535																				
% Com Wal	% Sprinkled			Depreciation: 142389																				
				Depreciated Total: 623145																				
MOBILE HOME				Make:				Serial #:				Year:				Color:								
SPEC FEATURES/YARD ITEMS				Model:																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
												PARCEL ID 043-0-0006-0012.0												
More: N	Total Yard Items:				Total Special Features:				Total:															
IMAGE 																								